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HOUSING POLICY
DEVELOPMENT, HCD

NOV 21 2007

November 19, 2007

Department of Housing and Community Development
1800 3rd Street, Room 430
Sacramento, CA 95814

I am pleased to submit with this document, the City of Stanton's General Plan Annual Progress Report for calendar year 2006, which was reviewed and recorded by the City Council on November 13, 2006. Also enclosed is a copy of the City Council's Minute Order documenting the City Council's review. This Progress Report is being submitted to the Governor's Office of Planning and Research (OPR) and the Department of Housing and Community Development (HCD) pursuant to Government Code Sections 65400 (b), 65583 (c)(3), and 65584.

The General Plan Annual Progress Report is based on a calendar year cycle covering the period from July 1, 2006 to December 31, 2006, the period from January 1, 2006 to June 30, 2006 was reported on in the previous General Plan Annual Progress Report. The report entails a brief summary of the comprehensive update to the General Plan and provides information on the City's progress towards meeting its 2006-2014 RHNA obligations.

If you need further information or have additional questions, please feel free to contact me at (714) 379-9222 extension 211.

Sincerely,

Steven K. Harris, AICP
Community Development Director

Enc.



HOUSING POLICY
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THE FOLLOWING IS AN EXCERPT OF THE MINUTES OF THE REGULAR CITY COUNCIL MEETING OF NOVEMBER 13, 2007, WHICH ARE SCHEDULED FOR CONSIDERATION BY THE CITY COUNCIL AT THE NOVEMBER 27, 2007 MEETING.

Brenda Green, City Clerk

7E. GENERAL PLAN ANNUAL PROGRESS REPORT FOR JULY 1 – DECEMBER 31, 2006

The attached General Plan Annual Progress Report for July 1 – December 31, 2006 for the City of Stanton is being presented to the City Council for its consideration as required by State Law.

Motion/Second: Ethans/Royce

Motion carried:

The City Council received and filed the General Plan Annual Progress Report, and submitted to the Governor's Office of Planning and Research and the State Housing and Community Development Department.



HOUSING POLICY
DEVELOPMENT, HCD

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City of Stanton

General Plan
Annual Progress Report
For Calendar Year 2006

Prepared For:

CITY OF STANTON CITY COUNCIL
7800 KATELLA AVENUE
STANTON, CA 90680

and

THE GOVERNOR'S OFFICE OF PLANNING AND RESEARCH
STATE CLEARINGHOUSE AND PLANNING UNIT
P.O. Box 3044
SACRAMENTO, CA 95812-3044
(916) 445-0613

and

DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT
HOUSING POLICY DIVISION
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SACRAMENTO, CA 94252-2053
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Submitted By:

THE CITY OF STANTON
COMMUNITY DEVELOPMENT DEPARTMENT
7800 KATELLA AVENUE
STANTON, CA 90680

NOVEMBER, 2007

CONTACTS:

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I. Introduction

The City of Stanton is required by State law to have a legally adequate General Plan (Government Code § 65300 et seq.), which primarily addresses the physical development of the City and any land outside its boundaries, but within its sphere of influence. As part of its General Plan, the City must include the following seven elements: 1) Land Use; 2) Circulation; 3) Housing; 4) Conservation; 5) Open Space; 6) Noise; and 7) Safety (§ 65301(c)). The City's General Plan also includes three optional elements: Economic Development, Design, and Regional Coordination, which includes air quality, congestion management and growth management.

State law further requires the preparation of an annual progress report to the City Council, the Governor's Office of Planning and Research (OPR) and the State Housing and Community Development Department (§ 65400(b)). The purpose of the report is to provide the City Council and the state agencies with an update on the City's progress towards implementing the General Plan in accordance with adopted goals, policies and action items. It is for the purposes of meeting these requirements that this document has been prepared and submitted. Due to a new requirement by the Governor's Office Planning Research that modified the General Plan Annual Progress Report from a fiscal year system to a calendar year, this report only addresses the final six months of calendar year 2006. The first six months were reported in the FY2005-2006 General Plan Progress Report.

II. Comprehensive General Plan Update

As stated in the FY 2005-2006 General Plan Annual Progress Report, the City of Stanton has initiated a comprehensive update to its General Plan (adopted in 1992). To date, the City has completed the public outreach portion of the update process and is nearly complete with drafting the required and optional Elements. Currently, the City and its consultant team are completing the technical studies and preparation of the EIR.

The City anticipates that the General Plan update and EIR will be completed within the next six months.

III. General Plan Amendment Activity

During second half of the Calendar Year of 2006 the City did not adopt any General Plan Amendments. However, the City did begin the process of adopting a General Plan Amendment for Opportunity Area H to allow for the conversion of mid-block hotels/motels to residential mixed-use affordable senior housing. Further information regarding this Amendment will be provided in the calendar year 2007 Annual Progress Report.

IV. Housing Element Activity

Regional Housing Needs Assessment (RHNA)

Housing Element law requires jurisdictions to review their Housing Elements as frequently as appropriate, but not less than once every five years. Housing Elements should be evaluated periodically for the purpose of determining the local agency's progress in meeting its share of regional housing needs and to ease governmental constraints to the development of affordable housing. The City's progress towards meeting its fair share RHNA objectives is presented in this report.

The City's current RHNA cycle is from January 1, 2006 to June 30, 2014, and carries a fair share housing need of 544 new residential units. The total allocated housing need, is distributed into income categories as noted in *Table A*. Housing construction information is based on the date of building permit issuance.

Jurisdiction	Stanton, CA
Reporting Period	7/1/2006 - 12/31/2006

Table A

Annual Building Activity Report
Very Low-, Low-, and Moderate-Income Units and Mixed-Income Multifamily Projects

Housing Development Information										
1	2	3	4				5	Housing with Financial Assistance and/or Deed Restrictions		Housing without Financial Assistance or Deed Restrictions
Project Identifier (may be APN No., project name or address)	Unit Category	Tenure R=Renter O=Owner	Affordability by Household Incomes				Total Units per Project	6	7	Note below the number of units determined to be affordable without financial or deed restrictions and attach an explanation how the jurisdiction determined the units were affordable. Refer to instructions.
			Very Low-Income	Low-Income	Moderate-Income	Above Moderate-Income		Assistance Programs for Each Development See Instructions	Deed Restricted Units See Instructions	
7841 First St. Lot 1	SFR					1	1			
7841 First St. Lot 2	SFR					1	1			
7842 First St. Lot 3	SFR					1	1			
7843 First St. Lot 6	SFR					1	1			
7844 First St. Lot 7	SFR					1	1			
7006-7066 Cornerstone	SFR					14	14			
(9) Total of Above Moderate from Table A2							19			
(10) Total by income units (Field 5) Table A						19	19			

Table A2 documents the building activity for above moderate-income units.

Table A2

**Annual building Activity Report Summary for Above Moderate-Income Units
(not including those units reported on Table A)**

	Single Family	2 - 4 Units	5+ Units	Second Unit	Mobile Homes	Total
No. of Units Permitted for Above Moderate	19					19

Table B documents the City's progress towards meeting its fair share RHNA objectives through June 30, 2006.

Table B

Regional Housing Needs Allocation Progress

Permitted Units Issued by Affordability

Enter Calendar Year starting with the first year of the RHNA allocation period. See Example.		RHNA Allocation by Income Level	2006	2007	2008	2009	2010	2011	2012	2013	2014	Total Units to Date (all years)	Total Remaining RHNA by Income Level
Income Level													
Very Low	Deed Restricted	108											108
	Non-deed restricted												
Low	Deed Restricted	93											93
	Non-deed restricted												
Moderate	Deed Restricted	107											107
	Non-deed restricted												
Above Moderate		236	19									19	217
Total RHNA by COG		544											515
Enter allocation number:													
Total Units			19										
Remaining Need for RHNA Period													

Table C documents the City's program implementation progress status as of FY 2006-2007.

Table C

Program Implementation Status

Program Description (By Housing Element Program Names)	Housing Programs Progress Report - Government Code Section 65583. Describe progress of all programs including progress in removing regulatory barriers as identified in Housing Element.		
Name of Program	Objective	Deadline in H.E.	Status of Program Implementation
Goal 1, Policy 1.1 Encourage the development of a variety of housing types and costs, for both owners and renters, whereby the widest economic range of housing choice is available.	Encourage innovative and non-traditional housing solutions to meet the needs of the community, particularly in the Opportunity Areas and under application of the PD zone.	On-going	The City has adopted a General Plan Amendment for Opportunity Area H allowing for the conversion of mid-block hotels/motels to residential mixed-use affordable senior housing, which would potentially add up to 113 dwelling units.
Goal 1, Policy 1.2 Maintain a sufficient inventory of land to accommodate the City's fair share allocation of housing.	Promote conversion of motels to apartments by rezoning non-residential and underutilized parcels to residential zoning.	On-going	This program is in conjunction with the same General Plan Amendment as stated above.
Goal 2, Policy 2.1 Encourage the replacement of housing unfit for human habitation and the dwellings which are in need of minor or major repair.	Continue to contract with the Orange County Housing Authority for Administration of Housing/CDBG funds for rehabilitation loans for qualified households.	Annually	The City has obtained \$50,000 in the CDBG funds to offset the homeowner's portion of the costs for very-low and low income residents. The City also maintains a program that consists of up to \$50,000 loan payable at refinancing or sale of the home to make major improvements to ownership units.
Goal 2, Policy 2.1 Encourage the replacement of housing unfit for human habitation and the dwellings which are in need of minor or major repair.	Continue to seek assistance from the County of Orange administered housing rehabilitation and rental assistance programs.	50 Annually	The City has created a Housing Rehabilitation Loan Agency. The Agency is operating a Housing Rehabilitation Loan Program that offers 0% interest and deferred payment loans of up to \$50,000 for qualified homeowners.
Goal 3, Policy 3.1 Assist, when possible, in the development of housing accessible to and usable by elderly and/or disabled persons, and lower income households.	The City will continue efforts in securing affordability covenants for affordable housing projects using bond funding. The City will continue to enter into cooperative agreements with Orange County Housing Authority in the provision of lower income units when feasible.	On-going	The Redevelopment Agency set aside funds for the development of affordable housing. RDA contributed in the recent past to the development of a 10 unit special needs project and is considering contributing to a 72 unit project for the very-low and low income levels, which would convert old hotels/motels to senior housing, as discussed above.

As depicted in *Table B*, 19 of the required 544 units (3.5%) of the City's total housing need have been realized. Achievement has occurred in the above moderate income categories in which 8% of the RHNA has been accomplished.

The City is also working with National Community Renaissance (formerly Southern California Housing) to convert an existing hotel into a 72 unit senior housing project for the very low and low income levels is currently in the planning stages.

Progress Towards Implementation of Housing Element Goals and Policies

During the 2006 Calendar Year, the City continued implementation of several goals and policies contained within the Housing Element.

In implementing the Housing Element policies of encouraging "the replacement of housing unfit for human habitation and the rehabilitation of dwellings which are in need of minor or major repair" (Goal 2, Policy 2.1), and assisting "when possible in the development of housing accessible to and usable by elderly and/or disabled persons, and lower income households (Goal 3, Policy 3.1)," the Stanton Redevelopment Agency has developed two programs to assist residents in rehabilitating their homes. One program consists of a 50% matching grant, of up to a \$5,000 contribution by the City for minor repairs to the home. The City has also obtained \$50,000 in Community Development Block Grant funds to offset the homeowner's portion of the costs for very-low and low income residents. The second program consists of up to a \$50,000 loan payable at refinancing or sale of the home, to make major improvements to ownership units.

The City has also continued to implement the Housing Element policy of encouraging the "development of a variety of housing types and costs, for both owners and renters, whereby the widest economic range of housing choice is available" (Goal 1, Policy 1.1). To this end, the City has considered and encouraged property owners and developers to recycle mid-block commercial sites to either mixed-use or completely residential projects through the use of Specific Plans or Planned Unit Developments (PUD's).

In implementing Goal 1, Policy 1.1 of the Housing Element, the City is also considering the development of either an overlay zone or a new zoning district allowing for mixed-use development for mid-block commercial areas, primarily along Beach Boulevard. The City does not currently have a mechanism to allow for mixed-use development, except through specific plans or PUD's. The creation of such a tool would assist in encouraging developers to consider such types of projects.

The City has also implemented the Housing Element policy of “assisting where possible, in the development of housing accessible to and usable by elderly and/or disabled persons, and lower income households” (Goal 3, Policy 3.1). This policy has encouraged the leverage of the Redevelopment Agency housing set aside funds for the development of affordable housing. RDA contributed in the recent past to the development of a 10 unit special needs project and is considering contributing to a 72 unit project for the very low and low income levels, which would convert old hotels/motels to senior housing, as discussed above.

As described previously, the City has also implemented a General Plan Amendment to convert mid-block hotels/motels with residential mixed-use affordable senior housing of up to 60 du's/acre in Opportunity Area H (along Beach blvd. between Lampson and south of Katella). This amendment affects two hotel/motel sites in the city, and could result in no more than 113 housing units designated specifically for senior housing. This amendment upholds the provisions of the 1992 General Plan

IV. Conclusion

During calendar year 2006, the City worked on a variety of tasks to update and implement its long-range planning documents. Efforts were particularly focused on updating the City's General Plan, Zoning Code and implementing Housing Element goals to construct and rehabilitate additional housing units, specifically in the above moderate housing needs.

Efforts were also concentrated on the redevelopment of the Stanton Plaza (Renaissance Plaza) in addition to various other mid-block and underutilized commercial properties throughout the City. The transformation of these parcels from strictly commercial to mixed-use is expected to create several hundreds of new housing units over the coming years. However, due to increasing land values, securing affordable housing in these future projects will require funding from a wide variety of sources, including local Redevelopment Agency Funds, regional housing authority assistance, and federal grants and tax credits.